



FOUNDRY
COMMERCIAL

SOUTH SQUARE I
3710 UNIVERSITY DRIVE

DURHAM, NORTH CAROLINA 27707

CLASS A OFFICE SPACE FOR LEASE

±1,539 - 6,214 SF

SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE



LOCATION & NEARBY AMENITIES

- Immediately adjacent to Hawthorne Retail Partners development, University Hill (mixed-use redevelopment to include O2 Fitness, 55,000 SF Class A retail and restaurants, and 262 luxury apartment units)
- 5 minutes to Duke University, less than 10 minutes to Downtown Durham
- Close proximity to 15-501 and three miles to I-40

PROPERTY FEATURES

- Restroom renovations recently completed
- Class A corporate setting
- Strong ownership that is well-capitalized to quickly accommodate various user types



For more information, please contact:

JORDAN BETZ

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JOHN KELLY, SIOR

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HAWTHORNE RETAIL PARTNERS DEVELOPMENT - UNIVERSITY HILL

- 300,000+ SF mixed-use redevelopment
- 30,000 SF O2 Fitness
- 55,000 SF Class A retail and restaurants
- 262 luxury apartment units
- South Square Walls: a collaboration of some of North Carolina's best mural artists featuring numerous murals totaling over 20,000 of wall space

O₂FITNESS

BB's Chicken Coop

MIDTOWN
YOGA

HAPPY + HALE

Zambrero
MEXICAN WITH A MISSION



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NEARBY AMENITIES



- 1 SOUTH SQUARE**
 .5 MILES
 Carolina Ale House Starbucks
 Target Bank of America
 Sam's Club Wendy's
 Petco Cook Out
 Office Depot Coastal Credit Union
 State Employees' Credit Union Discount Tire
- 2 WESTGATE SHOPPING CENTER**
 1 MILE
 Chick-fil-A Retro Fitness
 El Rodeo Mexican Li Ming's Global Market
 PNC Bank
- 3 PARKWAY PLAZA**
 1 MILE
 Saladelia Cafe The Athlete's Foot
 Jimmy John's At Home
 The Fresh Market Sally Beauty Supply
 Auto Zone
- 4 COMMONS AT UNIVERSITY PLACE**
 1 MILE
 Harris Teeter Starbucks
 CVS Randy's Pizza
 Bruegger's Bagels
 AMC Movie Theater

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BUILDING STATS	
PROPERTY TYPE	Class A Office
LOCATION	3710 University Drive, Durham, NC 27707
BUILDING SIZE	58,110 SF
FLOORS	Three (3)
LEASING RATE	\$22.00/SF Full Service
PARKING	4.4/1,000 SF
AVAILABLE SPACE	Suite 105: 2,206 SF
	Suite 120: 2,436 SF
	Suite 200: 1,539 SF
	Suite 230: 1,611 SF*
	Suite 240: 2,162 SF*
	Suite 300: 6,214 SF
	*Contiguous for a total of 3,733 SF



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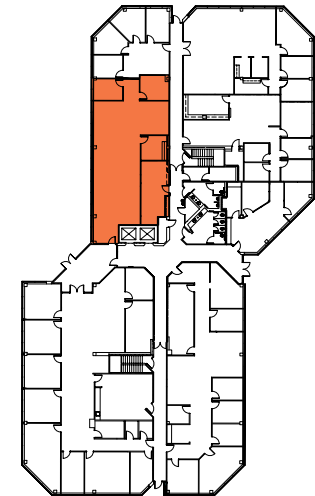
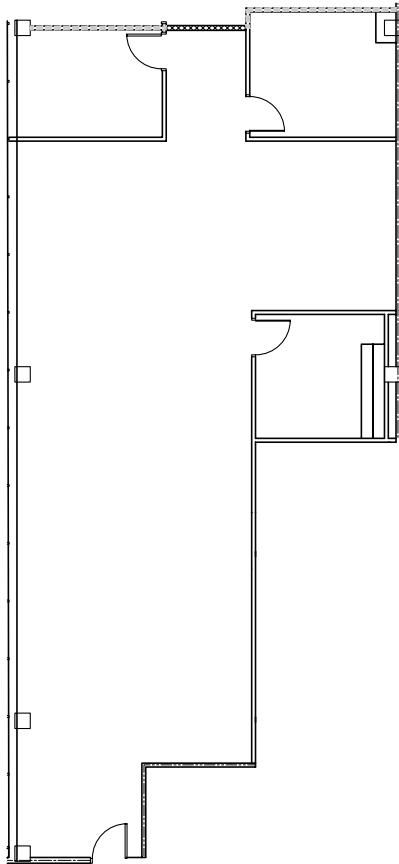
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SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR

SUITE 105 | ±2,206 SF



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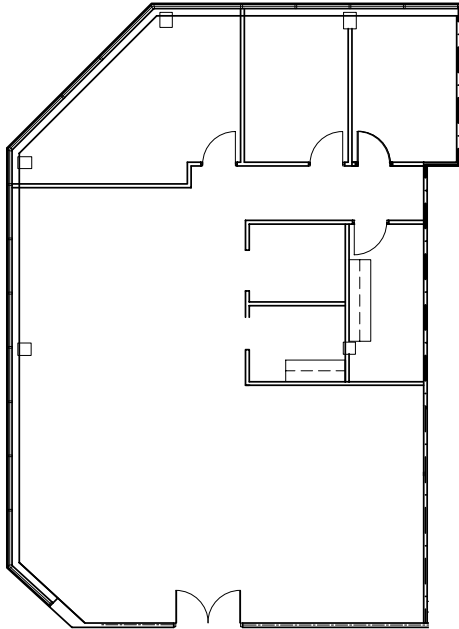
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SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE

FIRST FLOOR

SUITE 120 | ±2,436 SF



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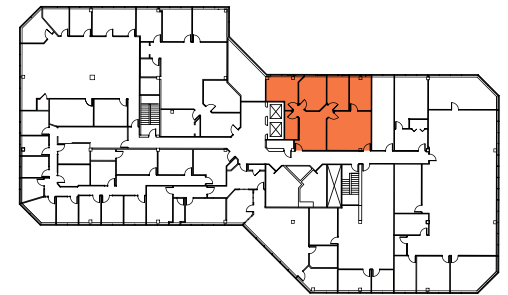
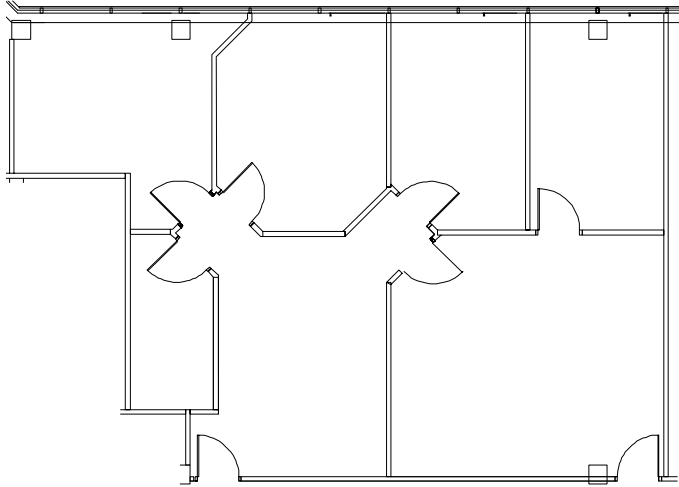
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SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 200 | ±1,539 SF



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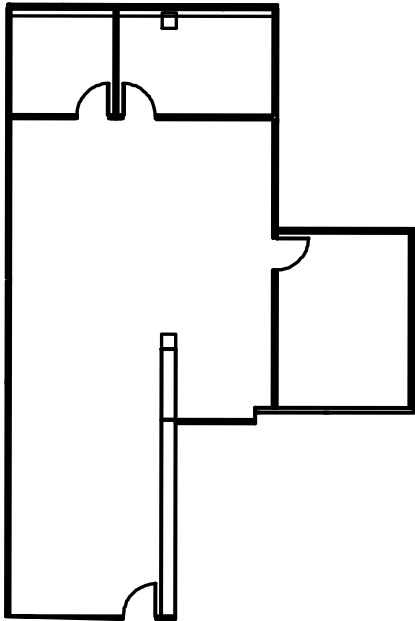
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CLASS A OFFICE SPACE FOR LEASE

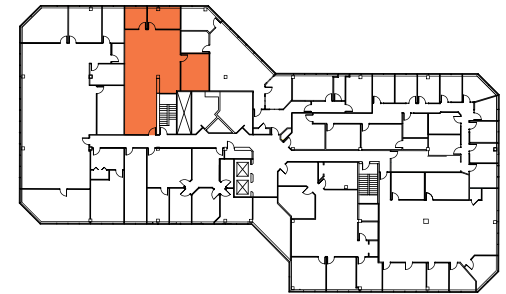
SECOND FLOOR

SUITE 230 | ±1,611 SF

CAN BE COMBINED WITH SUITE 240 FOR A TOTAL OF 3,773 SF



Available 3/1/20



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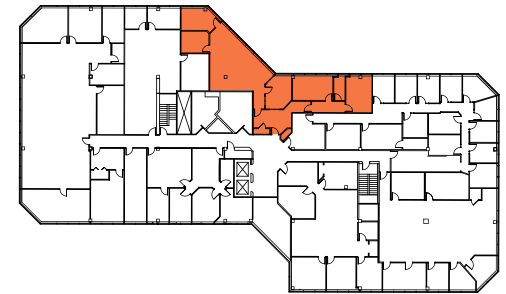
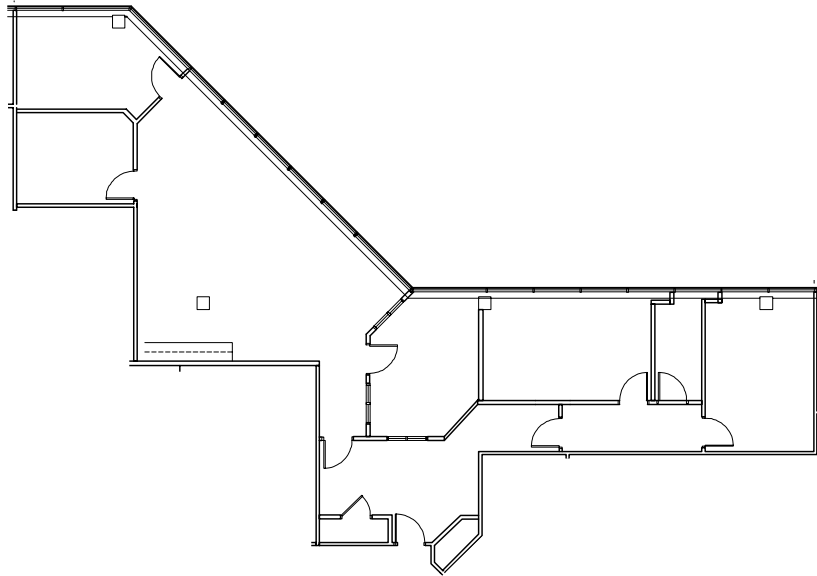
SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITE 240 | ±2,162 SF

CAN BE COMBINED WITH SUITE 230 FOR A TOTAL OF 3,773 SF



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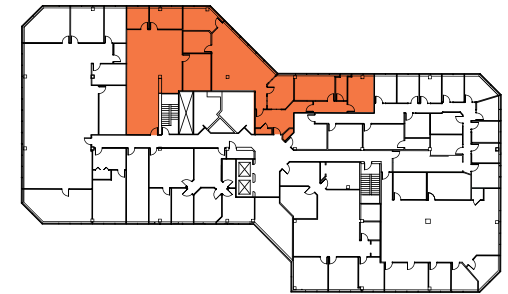
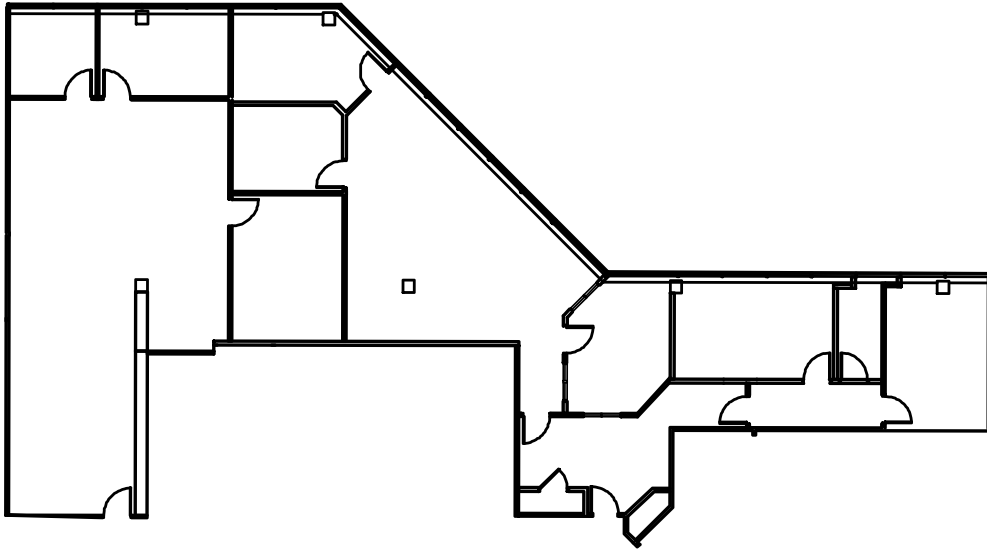
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CLASS A OFFICE SPACE FOR LEASE

SECOND FLOOR

SUITES 230 & 240 | ±3,773 SF



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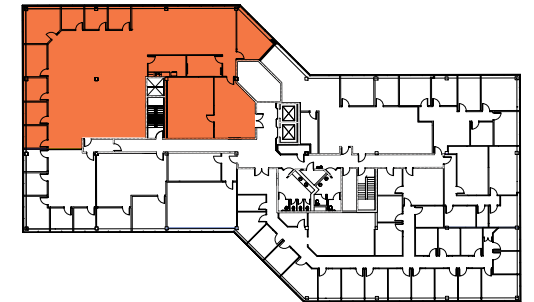
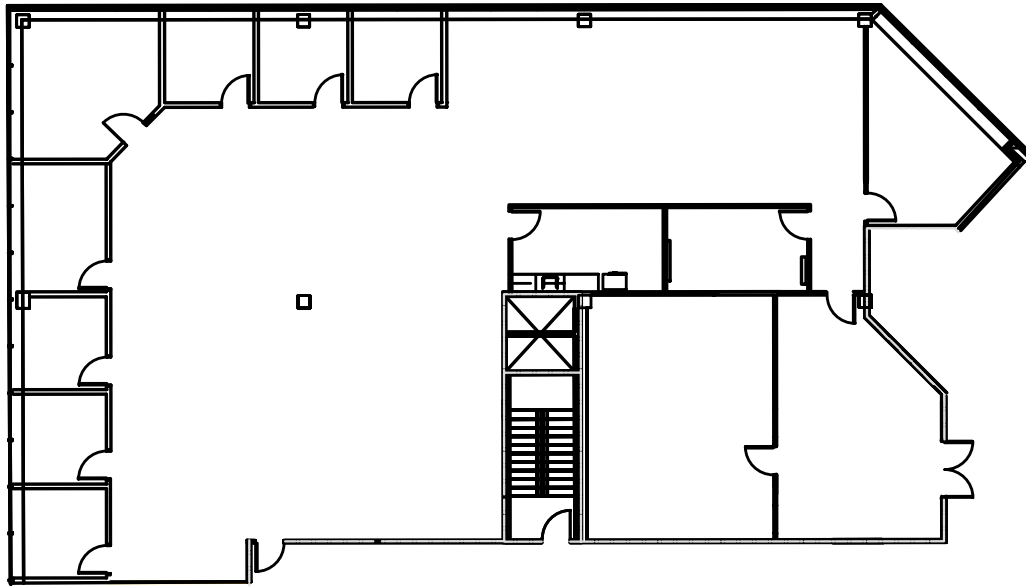
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SOUTH SQUARE I

CLASS A OFFICE SPACE FOR LEASE

THIRD FLOOR

SUITE 300 | ±6,214 SF



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